



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors
From: Brian Johnston & Kevin Dunleavy, Co-Chairs CCRA Zoning Committee
Re: Zoning Committee Meeting Report

Date: Tuesday, April 22nd, 7:00 PM
Location: First Unitarian Church, 2125 Chestnut Street

1. 1716 Chestnut Street (CMX-5) Not opposed
ZBA# 22575, Hearing Date: 5/14/14 @ 2pm.
Application for the erection of an addition above a one (1) story portion of an existing attached structure; for the extension of the previously approved sit-down restaurant on the 1st and 2nd floors (provisio: all trash stored inside). No change in use to previously approved multi-family household living (four (4) dwelling units) from 3rd thru 5th Floors.

Refusals:
14-303(6)(a).(2) The proposed extension of the previously approved sit-down restaurant on first and second floor is not consistent with the terms of the variance granted or with this zoning code and shall be referred to the ZBA for action.

Table 14-701-3
Max Occupied area (% of Lot) at 2nd floor level for buildings less than or equal to five (5) stores with 1 or more dwelling units.

Maximum Allowable 90% Proposed 97%

2. 1901 Chestnut Street (CMX-4) Not opposed w provisos
ZBA# Not Known, Hearing Date: Not Known.
Application for the legalization of a take out restaurant on the first floor of space 44 S. 19th Street and the legalization of an accessory non-illuminated, single faced awning sing (no copy on sides); in the same building with retail/restaurant uses and accessory signs as previously approved (size an location as shown in the application).

Referral:
14-502(2)(d) / Table 14-502-2
The proposed use, take out restaurant, requires a special exception in this overlay district.

Refusal:
Table 14-901-1 & Bill # 120430A
The maximum sign area shall not exceed 2 sf per linear feet of store front width whereas the proposed sign having a total area of 35 sf exceeds the allowable sign area (2'x17'=34' sf) and therefore is not permitted.

3. **1914-16 Rittenhouse Square Street (RM-4)**

Not opposed w/ proviso

ZBA# 22626, Hearing Date: 5/21/14 @ 2pm.

Application for the partial demolition and the erection of an addition including a roof deck to an existing attached structure for use as a single-family household living with four (4) accessory off-street enclosed parking spaces (size and location as shown in the application).

Refusals:

14-502(6)(c)(1)

Whereas the proposed use, off-street parking (not accessed by a shared driveway or rear alley) accessory to single-family household living, is not permitted in the residential parking control area.

Refusal:

Table 14-701-2

Minimum Open Area

Minimum Front Set Back

Required

30% (1616 sf)

20 ft

Provided

3.3% (179 sf)

0 ft